



Chartered Surveyors &
Commercial Property Consultants

RETAIL & OFFICE INVESTMENT

FOR SALE

**42-44 CHAPEL STREET, THATCHAM
WEST BERKSHIRE, RG18 4QL**

4,120 SQ FT (382.75 SQ M)



LET TO A-PLAN HOLDINGS UNTIL JULY 2027

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property occupies a prominent position on the corner of Chapel Street (A4) and Park Avenue.

Thatcham town centre is a short walk away with services including Waitrose, Co-Operative Food, Costa Coffee and Newbury Building Society.

Thatcham mainline railway station to London Paddington is approx 1 mile distant.

DESCRIPTION

The property comprises two former retail units (now arranged as one) on the ground floor with self contained (separate access) offices to the first floor.

The property is well looked after by the tenants and includes carpets throughout, suspended ceiling with air conditioning and LED lighting.

The property benefits from 12 parking spaces.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor (no 42)	92.43	995
Ground Floor (no 44)	71.99	775
First Floor (Suite A)	142.60	1,535
First Floor (Suite B)	75.71	815
Total	382.75	4,120

LEASE INFORMATION

There are 2 leases for the property, ground and first floors.

The ground floor is let to A-Plan Holdings Ltd for 10 years from 25th July 2017 expiring 24th July 2027. The rent passing is £27,000 per annum exclusive.

The first floor is let to A-Plan Holdings Ltd for 10 years from 25th July 2017 expiring 24th July 2027. The rent passing is £25,500 per annum exclusive.

The leases are effective Full Repairing and insuring

The total rent passing is £52,500 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 70.

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COVENANT INFORMATION

The property is let to A-Plan Holdings Ltd (company number 00750484). Incorporated in February 1963.

The last accounts (2022) show a turnover of £145m with a profit of £28m for the year. Full accounts are available upon request.

PROPOSAL

Guide Price £600,000. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater

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February 2024



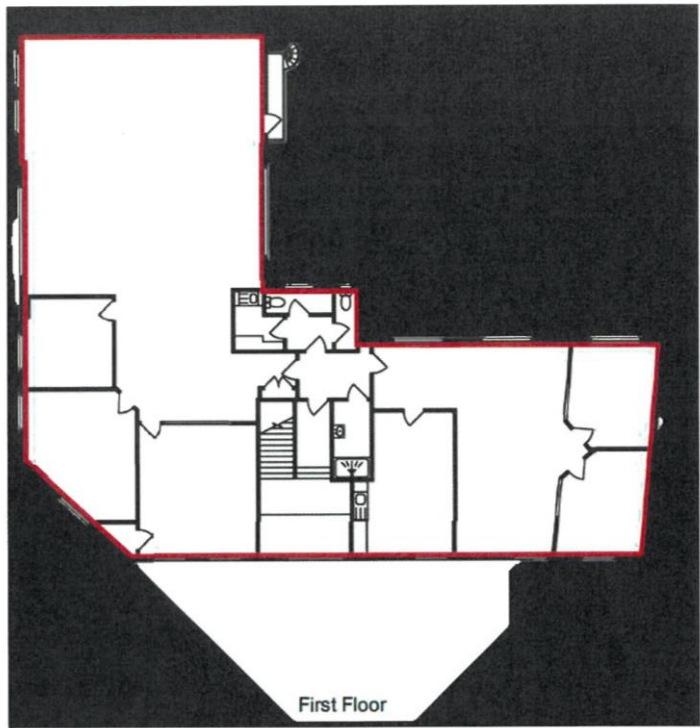
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Ground Floor



First Floor